

9/22/08

ITEM 10 (G)

Los Angeles County

Department of Regional Planning

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Planning for the Challenges Ahead
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**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE COPPER CREEK SOUTH RESIDENTIAL PROJECT
STATE CLEARINGHOUSE NUMBER 99101054**

Bruce W. McClendon FAICP
Director of Planning

**County Project Number 98-046
Vesting Tentative Tract Map 43589, Conditional Use Permit, Zone Change**

The County of Los Angeles Department of Regional Planning acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Draft Environmental Impact Report (DEIR) for the Copper Creek North Residential Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

PROPOSED PROJECT AND SITE LOCATION

The enclosed Draft Environmental Impact Report (DEIR) has been prepared for the above project located in the unincorporated area of Bouquet Canyon of the County of Los Angeles, north of Copper Hill Drive and the City of Santa Clarita, and approximately one mile west of Bouquet Canyon Road. The proposed project site is 75.53 acres in size and is currently vacant, and is accessible from Copper Hill Drive through a dirt road which runs adjacent to Haskell Canyon Wash which is used to service power lines and towers, and a movie ranch and the National Forest to the north. The proposed revision for this subdivision is for 31 single family residential lots on 6.91 acres (a reduction from a previous high for 90 single family unit and subsequent 52 unit proposals), six open space lots totaling 60.81 acres, one debris/retention basin lot at 0.63 acres, and streets totaling 5.31 acres. A conditional use permit for hillside management, off-site grading transport and density controlled development, and a zone change to re-zone the property from A-1-1 DP (light agricultural, one acre min. size lot required/development program) and A-1-1 (light agricultural, one acre min. size lot required) to R-1-5,500 (single family residential, 5,500 sq. ft. min. size lot required) are also proposed for this project. Grading is proposed for 139,000 cubic yards of cut and 425,000 cubic yards of fill, which will include 286,000 cubic yards of imported fill from the Copper Creek North project site (VTTM 47760). Copper Creek South is a reduced project with a DEIR Amendment to the original DEIR, circulated for the larger sized 90 unit project (a.k.a. Copper Hill Homes) in October 2003, with subsequent hearings before the Los Angeles County Regional Planning Commission for that project in January 2004, and in November 2006 for the 52 unit proposal.

REVIEWING LOCATIONS

The formal public review period for the Draft Environmental Impact Report will be from August 23, 2008 to October 6, 2008 (45 days).

SMMC
Attachment
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**TABLE 1.1
NET CHANGE IN PROJECT SCOPE**

Environmental Factor	Previous Project Scope		Copper Creek South Project Scope		Net Change	
	No.	Acreage	No.	Acreage	No.	Acreage
SINGLE FAMILY LOTS	90	33.03	31	6.91	-59	-26.12
WATER TANK (existing, owned and operated by SCWD with an easement for access and pad area)	1 (lot offered for SCWD ownership)	3.81	Will remain an easement: not a lot for SCWD ownership	3.81	-	-
OPEN SPACE LOTS	2	32.99	6	60.81	+4	+27.82
DEBRIS BASIN LOTS	N/A	N/A	1	1.87	+1	+1.87
DEBRIS RETENTION/BASIN LOTS	N/A	N/A	1	0.63	+1	+0.63
STREETS	N/A	5.97	N/A	5.31	N/A	-0.66
GEOTECHNICAL HAZARDS	Cubic yards	Acreage	Cubic yards	Acreage	Cubic yards	Acreage
Cut	500,000	N/A	139,000	N/A	361,000	
Fill	500,000	N/A	425,000	N/A	75,000	
Balanced/Unbalanced	Balanced	N/A	Unbalanced		Need to import 286,000	
Area of Grading	N/A	36.97	N/A	23.20	N/A	-13.66
DRAINAGE AND FLOODING						
Impermeable surfaces	N/A	21.26	N/A	9.66	N/A	-11.60
FIRE HAZARD AND PROTECTION	persons		persons		persons	
population	278	N/A	96	N/A	-182	N/A
NOISE						
# units adjacent to Copper Hill Drive	18	N/A	0	N/A	-18	N/A
BIOLOGICAL RESOURCES						
Onsite impacts	N/A	47.02	N/A	29.34	N/A	-17.68
Off-site impacts	N/A	*1.33	N/A	0.96	N/A	-0.37

The previous 90 s.f. unit project EIR indicated approximately 0.81 acres of permanent off-site impacts for construction of the same northerly debris basin with a different configuration and did not include temporary impacts associated with a construction buffer zone. The 0.81-acre figure was based on an earlier, unapproved iteration of the Drainage Concept. While the Drainage Concept for the original project was ultimately approved with the 1.33 acre debris basin configuration that number was not reflected in the previous project EIR due to the timing of the approval. The previous project, if it had been approved, would have been conditioned to comply with that approved Drainage Concept and would have impacted 1.33 acres. The current plan has a revised configuration and functionality for the northerly debris basin in reaction to comments on the Drainage Concept/SUSMP, and because the existing debris basin is being retained.